

# **CITY OF GLENDALE JOINT REVIEW BOARD**

## **Meeting Minutes**

**June 25, 2019**

Regular meeting of the Joint Review Board of the City of Glendale held in the David Hobbs Honda for the People Community Room, located at Richard E. Maslowski Park, 2200 West Bender Road, Glendale, Wisconsin.

The meeting was called to order by Mayor Kennedy at 1:01 p.m.

Roll Call: Present: Mr. Jeff Pruefer, Nicolet School District; Dr. Wilma Bonaparte, Vice President of Milwaukee Area Technical College; Mr. Aaron Hertzberg, Economic Development Director of Milwaukee County (arrived at 1:06 p.m.); Rosey Teays, Glendale-River Hills School District; Dr. Elliot Moeser, Citizen of Glendale.

Other Officials Present: City Administrator Rachel Safstrom; Deputy City Administrator Shawn Lanser; City Attorney John F. Fuchs; City Clerk Miranda Etzel; Attorney Stan Riffle, Attorney for Glendale Community Development Authority; and Attorney Deborah Tomczyk, Attorney for Developer.

### **OPEN MEETING NOTICE.**

Administrator Safstrom advised that in accordance with the Open Meeting Law, the local news media was advised on Thursday, June 20, 2019, of the date of this meeting; that the agenda was posted on the official bulletin board of City Hall, the Glendale Police Department, and the North Shore Library; that copies of the agenda were made available to the general public in the Municipal Building and the Police Department, and those persons who requested, were sent copies of the agenda.

### **ADOPTION OF JOINT REVIEW BOARD MINUTES.**

Motion was made by Mr. Pruefer, seconded by Dr. Bonaparte approve the minutes of the meeting held on May 7, 2019. Ayes: Mr. Pruefer, Dr. Bonaparte, Mr. Hertzberg, Ms. Teays, Dr. Moeser. Noes: None. Abstain: None. Motion carried unanimously.

### **COMMUNICATIONS, APPLICATIONS AND PETITIONS.**

**Discussion to review the 2018 Annual Report and the performance and status of Tax Incremental District No. 6., Tax Incremental District No. 7, and Tax Incremental District No. 8.**

Deputy City Administrator Lanser explained the reports for Glendale Tax Incremental Districts are to be reviewed by the Joint Review Board annually. TID #6 is closing in 2019. TID #7 is restructuring debt obligations in 2019/2020. TID #8 is considering amending the project plan and developer agreement.

Motion was made by Dr. Moeser, seconded by Ms. Teays, to place reports for Glendale Tax Incremental District Nos. 6, 7, and 8 on file. Ayes: Mr. Pruefer, Dr. Bonaparte, Mr. Hertzberg, Ms. Teays, Dr. Moeser. Noes: None. Abstain: None. Motion carried unanimously.

Review and Approve Tax Incremental District No. 8, City of Glendale, Project Plan Amendment #2.

Dr. Moeser inquired as to whom the Joint Review Board is compiled, to which Attorney Fuchs provided a brief explanation. Dr. Moeser asked if all interested parties were allowed to express their opinions. City Administrator Safstrom explained that the City held a Public Hearing at the Joint Community Development–Plan Commission meeting held on June 4, 2019; Bayshore held an open house on June 3, 2019. Mayor Kennedy stated that the owners of Bayshore held a meeting with its tenants to gather their opinions. Dr. Moeser asked if senior citizen comments and/or concerns were taken into effect. Kirk Williams, of Cypress Equities, explained that he went to the Public Hearings in November 2018, and June 2019, as well as the open house at Bayshore—96 comment cards were received. Cypress re-connected with those who provided commentary, to make sure they were understood.

Mr. Hertzberg expressed gratitude to Attorney Tomczyk, and the efforts that were made with regard to public transit to/from Bayshore, as well as the turn-around area for buses.

Dr. Moeser asked if many of the comments provided to Cypress Equities were from those residing in the apartments at Bayshore Place, if they will continue to live at Bayshore Place. Mr. Williams stated that Cypress is looking to expand the living/residential area; there are currently 113 units, and there will be approximately 150-220 units when Bayshore is complete.

Motion was made by Dr. Moeser, seconded by Ms. Teays, to approve Tax Incremental District No. 8, City of Glendale, Project Plan Amendment #2. Ayes: Mr. Pruefer, Dr. Bonaparte, Mr. Hertzberg, Ms. Teays, Dr. Moeser. Noes: None. Abstain: None. Motion carried unanimously.

Motion was made by Mr. Pruefer, seconded by Ms. Teays, to expand the life of Tax Incremental District No. 8 for four (4) more years, until 2033. Ayes: Mr. Pruefer, Dr. Bonaparte, Mr. Hertzberg, Ms. Teays, Dr. Moeser. Noes: None. Abstain: None. Motion carried unanimously.

The next Joint Review Board meeting was scheduled for Tuesday, August 20, 2019, at 1:00 p.m.

ADJOURNMENT.

There being no further business, motion was made by Mr. Pruefer, seconded by Ms. Teays, to adjourn the meeting. Ayes: Mr. Pruefer, Dr. Bonaparte, Mr. Hertzberg, Ms. Teays, Dr. Moeser. Noes: None. Abstain: None. Motion carried, and adjournment of the Joint Review Board was ordered at 1:21 p.m.

Miranda Etzel  
City Clerk

Recorded: June 26, 2019.